

**PERTAINING TO THE AMENDMENT OF THE CALVERT COUNTY ZONING
ORDINANCE**

(Section 3-2.07 Solomons Table of Land Uses) (Text Amendment Case No. 23-05)

WHEREAS, Title 4 of the *Land Use Article* of the Maryland Annotated Code, as amended, empowers the Board of County Commissioners of Calvert County, Maryland (the “Board of County Commissioners”) to enact a Zoning Ordinance to promote the health, safety and welfare of the citizens of Calvert County, and to provide for its administration, enforcement and amendment;

WHEREAS, by Ordinance 35-06, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Calvert County Zoning Ordinance;

WHEREAS, after study and evaluation, the Calvert County Department of Planning & Zoning recommended to the Planning Commission and the Board of County Commissioners text amendments to the Calvert County Zoning Ordinance (CCZO) CCZO Section 3-2.07 Solomons Table Of Land Uses;

WHEREAS, after due notice was published, the Board of County Commissioners and the Planning Commission of Calvert County, Maryland (hereinafter, the “Planning Commission”) conducted a joint public hearing on November 15, 2023, at which time the proposed amendments were discussed, staff’s recommendations were considered, and public comment was solicited;

WHEREAS, at the conclusion of said public hearing the Planning Commission voted to recommend adoption of the amendments and conveyed its recommendation to the Board of County Commissioners by resolution; and

WHEREAS, after considering the staff report, testimony presented at the public hearing regarding the proposed text amendments, and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners of Calvert County, Maryland determined it is in the best interest of the citizens of the County to enact the text amendment to the Calvert County Zoning Ordinance as set forth in Exhibit A, attached hereto and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Calvert County, Maryland, the Calvert County Zoning Ordinances (CCZO) CCZO Section 3-2.07 Solomons Table of Land Uses **BE**, and hereby **IS**, amended by adopting the text amendment as shown in attached Exhibit A hereto and made a part hereof (Exhibit B depicts the amendments as they will actually appear in the Zoning Ordinance);

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance or the Calvert County Zoning Ordinance, is found to be unconstitutional, illegal, null or void, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid;

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein;

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that this amendatory Ordinance shall be effective upon recordation and without publication of a fair summary, but not sooner than ten (10) days following adoption.

DONE, this ____ day of _____, 2023, by the Board of County Commissioners of Calvert County, Maryland.

Aye: _____
Nay: _____
Absent/Abstain: _____

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF CALVERT COUNTY, MARYLAND**

Katie Brittain, Clerk

Earl F. Hance, President

Approved for form and legal
sufficiency by:

Mike Hart, Vice-President

Catherine M. Grasso

Approved for form
and legal sufficiency *for Public Hearing*


Office of County Attorney

ey

Mark C. Cox Sr.

Todd Ireland

Text Amendment Case #23-05

Amendment to the Calvert County Zoning Ordinance

Section 3-2.07 Solomons Table of Land Uses

Black font – existing ordinance language

Red font – proposed ordinance language

~~Black Strikethrough~~ – existing ordinance language to be removed

Exhibit A

| USE # | 3-2.07 SOLOMONS TABLE OF LAND USES – RESIDENTIAL USES | SOUTH OF LORE ROAD | | | | | | | | | | | NORTH OF LORE ROAD | | | | | DOWELL | | | WEST SIDE | |
|-------|---|--------------------|----|----|----|-------|----|----|----|----|----|----|--------------------|----|----|----|----|--------|----|----|-----------|----|
| | | B1 | B2 | B3 | B4 | C1[1] | C2 | C3 | C4 | C5 | C6 | C7 | D1 | D2 | D3 | D4 | D5 | E1 | E2 | E3 | F1 | F2 |
| 1a. | Apartment, Accessory to a Residence | C | C | C | C | | C | | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| 1b. | Apartment, in a Mixed Use Building | | | C | C | | | | | | | C | C | | | C | C | C | C | | | |
| 2 | Assisted Living Facility | | | | | | | | | | | | P | P | P | | P | | P | | P | |
| 3 | Bed & Breakfast Facility with up to 5 Bedrooms in Use | C | C | C | C | | | | C | C | C | C | | C | C | | | C | C | C | C | C |
| 4a. | Boarding House (more than 3 Lodgers) (5/22/13) | C | C | C | C | | | | C | C* | C | C | | C | C | | | C | C | C | C | C |
| 4b. | Boarding House (no more than 3 Lodgers) (5/22/13) | P | P | P | P | | | | | P* | P | P | P | P | P | P | P | P | P | P | P | P |
| 5a. | Dwelling, Attached: Duplex | | | C | C | | | | | C* | | C | C | C | C | | | C | C | C | C | |
| 5b. | Dwelling, Attached: Fourplex | | | C | C | | | | | C* | | C | C | C | C | | | C | C | C | C | |
| 5c. | Dwelling, Attached: Multi-Family | | | C | C | | | | | | | C | C | C | C | | | C | | C | C | |
| 5d. | Dwelling, Attached: Townhouse | | | C | C | | | | | C* | | C | C | C | C | | | C | C | C | C | |
| 5e. | Dwelling, Attached: Triplex | | | C | C | | | | | C* | | C | C | C | C | | | C | C | C | C | |
| 5f. | Dwelling, Detached: Single-Family | C | C | C | C | | | | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| 6 | Group Home | C | C | C | C | | | | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| 7 | Liveaboards | | | | | | | | | | | C | | | | | | C | | | | |
| 8a. | Manufactured Home Community | | | | | | | | | | | | | | | | | | | | | |
| 8b. | Manufactured Home, Farm | | | | | | | | | C | | | | | | | | | | | | |
| 8c. | Manufactured Home on Individual Lot | | | | | | | | | | | | | | | | | | | | | |
| 8d. | Manufactured Home or Recreational Vehicle (Emergency) | C | C | C | C | | | | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| 8e. | Manufactured Home Subdivision | | | | | | | | | | | | | | | | | | | | | |
| 9a. | Tenant House | | | | | | | | | C | | | | | | | | | | | | |
| 9b. | Tenant Houses, Additional (no more than 2 additional) | | | | | | | | | | | | | | | | | | | | | |

[1] For Residential Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

Text Amendment Case #23-05

Amendment to the Calvert County Zoning
Ordinance

Section 3-2.07 Solomons Table of Land Uses

Exhibit B

| USE # | 3-2.07 SOLOMONS TABLE OF LAND USES – RESIDENTIAL USES | SOUTH OF LORE ROAD | | | | | | | | | | | NORTH OF LORE ROAD | | | | | DOWELL | | | WEST SIDE | |
|-------|---|--------------------|----|----|----|-------|----|----|----|----|----|----|--------------------|----|----|----|----|--------|----|----|-----------|----|
| | | B1 | B2 | B3 | B4 | C1[1] | C2 | C3 | C4 | C5 | C6 | C7 | D1 | D2 | D3 | D4 | D5 | E1 | E2 | E3 | F1 | F2 |
| 1a. | Apartment, Accessory to a Residence | C | C | C | C | | C | | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| 1b. | Apartment, in a Mixed Use Building | | | C | C | | | | | | | C | C | | | C | C | C | C | | | |
| 2 | Assisted Living Facility | | | | | | | | | | | | P | P | P | | P | | P | | P | |
| 3 | Bed & Breakfast Facility with up to 5 Bedrooms in Use | C | C | C | C | | | | C | C | C | C | | C | C | | | C | C | C | C | C |
| 4a. | Boarding House (more than 3 Lodgers) (5/22/13) | C | C | C | C | | | | C | C* | C | C | | C | C | | | C | C | C | C | C |
| 4b. | Boarding House (no more than 3 Lodgers) (5/22/13) | P | P | P | P | | | | | P* | P | P | P | P | P | P | P | P | P | P | P | P |
| 5a. | Dwelling, Attached: Duplex | | | C | C | | | | | C* | | C | C | C | C | | | C | C | C | C | |
| 5b. | Dwelling, Attached: Fourplex | | | C | C | | | | | C* | | C | C | C | C | | | C | C | C | C | |
| 5c. | Dwelling, Attached: Multi-Family | | | C | C | | | | | | | C | C | C | C | | | C | | C | C | |
| 5d. | Dwelling, Attached: Townhouse | | | C | C | | | | | C* | | C | C | C | C | | | C | C | C | C | |
| 5e. | Dwelling, Attached: Triplex | | | C | C | | | | | C* | | C | C | C | C | | | C | C | C | C | |
| 5f. | Dwelling, Detached: Single-Family | C | C | C | C | | | | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| 6 | Group Home | C | C | C | C | | | | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| 7 | Liveaboards | | | | | | | | | | | C | | | | | | C | | | | |
| 8a. | Manufactured Home Community | | | | | | | | | | | | | | | | | | | | | |
| 8b. | Manufactured Home, Farm | | | | | | | | | C | | | | | | | | | | | | |
| 8c. | Manufactured Home on Individual Lot | | | | | | | | | | | | | | | | | | | | | |
| 8d. | Manufactured Home or Recreational Vehicle (Emergency) | C | C | C | C | | | | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| 8e. | Manufactured Home Subdivision | | | | | | | | | | | | | | | | | | | | | |
| 9a. | Tenant House | | | | | | | | | C | | | | | | | | | | | | |
| 9b. | Tenant Houses, Additional (no more than 2 additional) | | | | | | | | | | | | | | | | | | | | | |

[1] For Residential Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.